

CA20-123
Lucien M. Spino & Donna M. Spino
16 Red Chimney Drive, Lincoln RI 02865

Summary of Findings

The Premises

The promissory note on the subject loan was not among the documents that were presented in this examination. The Title Report on the mortgaged property shows that the borrowers are Lucien M. Spino and Donna Spino and the originating lender is Beneficial Mortgage Co. It was granted on or about October 1, 2007. The maturity date is unknown.

It could not be ascertained if this promissory note has been endorsed.

The Deed of Trust securing the note on the subject loan was not among the documents that were presented in this examination. It is assumed to have been executed on or about October 1, 2007. The parties are assumed to be Lucien M. Spino and Donna Spino, the borrowers, Beneficial Mortgage Co., the originating lender and beneficiary. The trustee is unknown.

The Title Report on the mortgaged property records no assignments.

The Title Report on the mortgaged property records a Notice of Sale on May 8, 2009 in which the plaintiff is Beneficial Mortgage Co. This document was not among the documents that were presented in this examination.

Title Report

Primary Owner: SPINO, LUCIEN M; SPINO, DONNA

Secondary Owner:

Mail Address: 16 RED CHIMNEY DR

LINCOLN RI 02865

Site Address: 16 RED CHIMNEY DR

LINCOLN RI 02865

County: PROVIDENCE

Assessor Parcel Number: LINC M:44 L:156.0 U:

Housing Tract Number:

Lot Number: 156.0

Page Grid:

Legal Description: Lot: 156.0 Abbreviated Description: LOT:156.0
CITY:LINCOLN City/Muni/Twp: LINCOLN

Property Characteristics

Bedrooms : 3 Year Built : 1987 Square Feet : 2,768 SF
Bathrooms : 3 Garage : Lot Size : 1.18 AC
Total Rooms : 7 Fireplace : 2 Number of Units : 1
Zoning : RA40 Pool : Use Code : Single Family Residential
No of Stories : 2+B
Building Style : T

Sale Information

Transfer Date : 07/23/2009 Seller : N/A
Transfer Value : N/A Document # : BK-PG: 1598-70 Cost/Sq Feet : N/A
Title Company :

Assessment & Tax Information

	Percent	Homeowner
Assessed Value : \$390,600	Improvement : 57.35%	Exemption :
Land Value : \$166,600	Tax Amount : \$5,513.51	Tax Rate Area :
Improvement Value : \$224,000	Tax Account ID : 19-30000-0	Tax Status :
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2019		

Subject Property History

SPINO, LUCIEN M; SPINO, DONNA
16 RED CHIMNEY DR, LINCOLN 02865-4610
APN: LINC M:44 L:156.0 U: PROVIDENCE COUNTY

Prior Transfer

Recording Date	07/23/2009	Document #	BK-PG: 1598 -70
Price	N/A	Document Type	N/A
First TD	N/A	Type of Sale	Per Assessor Transaction History
Mortgage Doc #		Interest Rate	

Lender Name N/A

Buyer Name N/A

Buyer Vesting N/A

Seller Name N/A

Legal Description

Lot: 156.0

City/Muni/Twp: LINCOLN

Foreclosure Record

Recording Date	04/25/2009	Document #	
Document Type			
Auction			
Location:	,		
Auction	05/18/2009 12:00		
Date/Time:	P.M.		
Min. Bid			
Amount			

Mortgage Record

Recording Date 10/01/2007 Document # 0 BK-PG: 1482-249

Loan Amount \$478,988 Loan Type

TD Due Date 10/01/2037 Type of Financing VAR

Interest Rate

Lender Name BENEFICIAL MORTGAGE MA

Lender Type Mortgage company

Borrowers SPINO,LUCIEN M; SPINO,DONNA M

Name

Vesting

Legal Description

City/Muni/Twp: LINCOLN

Mortgage Record

Recording Date 03/02/2003 Document # BK-PG: 977-1

Loan Amount \$191,000 Loan Type
TD Due Date Type of
Interest Rate Financing
Lender Name FIRST HORIZON HOME LOAN CORP
Lender Type Mortgage company
Borrowers SPINO,LUCIEN M; SPINO,DONNA M
Name
Vesting

Legal Description

City/Muni/Twp: LINCOLN

Mortgage Record

Recording Date 03/21/1994 Document # BK-PG: 407-188
Loan Amount \$104,000 Loan Type
TD Due Date Type of
Interest Rate Financing
Lender Name BANCBOSTON MORTGAGE CORP
Lender Type Mortgage company
Borrowers SPINO,LUCIEN M
Name
Vesting

Legal Description

City/Muni/Twp: LINCOLN